

Larr Kelly - Comment for LOD

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COMMENTS

From: Robert Klancher <RKlancher@interplaninc.com>
To: 'Larr Kelly' <Larr.Kelly@loudoun.gov>
Date: 5/13/2009 10:38 AM
Subject: Comment for LOD
Attachments: LOD Comments 051109.doc

Larr-

Attached are my comments, questions and discussion points for the LOD matrix.

Thanks,

Bob

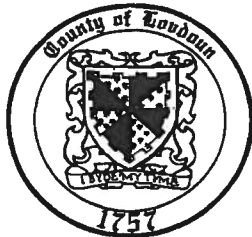
Robert J. Klancher, AIA
Principal



Interplan Inc.
5185 MacArthur Blvd., NW - suite 200
Washington, DC 20016
p: 202-362-5300 x.108

f: 202-686-9273
c: 202-329-4332
e: rklancher@interplaninc.com

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Department of Planning

1 Harrison Street, S.E., 3rd Floor, MSC#62, P.O. Box 7000, Leesburg, VA 20177-7000
Telephone (703) 777-0246 • Fax (703) 777-0441 • E-mail: loudounpc@loudoun.gov

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Limestone Overlay District

Comments to Draft Zoning Ordinance – Staff Report dated 3.19.09

4-1903 (A)(1) – Define the methodology for the development of the database – what type of documentation will be used to define the Karst Features.

4-1903 (C)(1) – Exempt agricultural structures – standard structural engineering studies required should address proper foundations design.

4-1906 (A)(1) – Add Roads, drives and other means of access as exceptions.

4-1906 ((E)(1) – Clarify that the prohibition applies only to hazardous substances which are used outside and may penetrate into the soil.

4-1907 (D) – Define when this will be required

4-1907 (E), (F) and (G) – Define the minimum number of lots required to be on communal systems to correspond to the minimum number for which the water and sewer authority will manage and maintain the system. Also, establish a minimum lot size or area of coverage to which this would apply. For example, putting 10 to 20 acre lots on a communal system may require more soil disturbance to connect all of the lots than simply allowing an on-site system.

4-1907 (K) – How will this be enforced? Would this be better left to an educational process?

4-1907 (M) – Expand the notification to be placed on the title to the property. Re-write the notification to be more descriptive of the nature of the environmental concerns and not inflammatory. What impact will this have on property insurance availability and cost?

4-1908 – Is there a minimum area established in the FSM or Ordinance which defines a minimum area of work which constitutes 'Land Disturbing Activity'?

4-1908(B)(7) – Can this be interpreted to allow the county to demand easements? What is the criteria that would trigger the demand of easement?

Questions about existing conditions-

What will be required of existing facilities with a failing drain field or which would require a larger drain field if the facility is expanded?

What is the date of the geophysical study that has established this district?